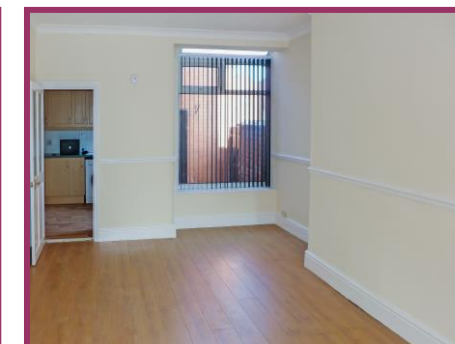


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ABINGDON ROAD, TONGE FOLD, BOLTON, BL2 2RE



- Large 3 Bed End Terrace
- Hall/29 Foot Through Lounge
- 3 Bedrooms
- Modern fitted Bathroom
- Currently tenanted
- Garage to rear
- Close to Amenities
- Council Tax Band B



Offers in the Region Of £170,000

BOLTON

11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: bolton@cardwells.co.uk

BURY

14 Market St, Bury, BL9 0AJ
 T: 0161 761 1215
 E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ
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 E: lettings@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells offer to the market this larger than average end terraced in the heart of Tonge Fold. Situated just off Crompton Way and close to both local amenities and excellent transport links. Briefly comprising: small UPVC porch, vestibule, hallway, large through lounge diner, fitted kitchen, 3 good bedrooms, 2 of which are fitted furniture and a piece family bathroom suite. Outside offers a paved front garden behind a low brick wall, small storage yard. The property is gas centrally heated and Upvc double glazed, viewings are available now via Cardwells Estate Agents Bolton on 01204 381281 or via email at bolton@cardwells.co.uk PLEASE NOTE: The property is currently tenanted on a month to month basis. Please ask for further details.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Porch Small, UPVC built construction.

Vestibule 3' 1" x 3' 3" (0.94m x 0.99m) Timber door.

Hallway 12' 6" x 3' 3" (3.81m x 0.99m) Wooden flooring, radiator.

Lounge/Diner 29' 9" x 12' 5" (9.06m x 3.78m) Large through lounge diner, feature fireplace (for ornamental purposes only) & surround, wooden flooring, UPVC double glazed window to the front, UPVC double glazed window to the rear, under stairs storage, 2 radiators.

Kitchen 9' 0" x 8' 9" (2.74m x 2.66m) Fitted kitchen comprising, 1 1/2 bowl stainless steel sink unit with mixer tap over, base & wall units, worktops, oven, hob & extractor fan, cushion flooring, frosted UPVC double glazed window, UPVC door to the rear.

Landing 14' 8" x 4' 10" (4.47m x 1.47m) Carpet.

Bedroom One 11' 9" x 15' 5" (3.58m x 4.70m) Carpet, UPVC double glazed window, radiator.

Bedroom Two 9' 6" x 10' 2" (2.89m x 3.10m) Fitted furniture, carpet, UPVC double glazed window, radiator.

Bedroom Three 9' 2" x 9' 1" (2.79m x 2.77m) Fitted furniture, carpet, UPVC double glazed window, radiator.

Bathroom 4' 5" x 10' 1" (1.35m x 3.07m) 3 Piece suite comprising w/c, wash basin, bath with T bar mixer shower and rain fall head, fitted glass screen, cushion flooring, frosted UPVC double glazed window, wall mounted heated towel rail.

Outside Small front garden behind a low brick wall, small yard to rear. Garage to rear.

Parking On Street.

Viewings All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk & www.bolton@cardwells.co.uk

Tenure We understand the property is of a freehold nature.

Council Tax Cardwells Estate Agents Bolton research shows the property is band B annual charges of £1524 at the time of writing.

Flood Risk Information Cardwells estate agents Bolton research shows the property is in a very low flood risk area.

Conservation Area Cardwells estate agents Bolton research shows the property is not in a conservation area.

Thinking of Selling? If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us (01204) 381281, email: bolton@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you.

Arrange a mortgage Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact

details: Cardwells Estate Agents Bolton on (01204) 381281, emailing: bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk

